



Fort Myers Beach Management & Planning Session

Town Hall Council Chambers
2731 Oak Street
Fort Myers Beach, FL 33931

Agenda

Wednesday, January 8, 2025

12:00 PM

ORDER OF BUSINESS

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

A. Metro Forecasting Models

Metro Forecasting Models (MFM) is a consulting firm based in Bonita Springs that works exclusively with local governments to model land uses for long-range planning. MFM will present their abilities, prior projects and how their information could be useful in directing the redevelopment of Fort Myers Beach.

IV. AGENDA MANAGEMENT

A. January 2025

V. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE COUNCIL IN ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.



For special accommodation, please notify the Town Clerk's Office at least 72 hours in advance. (239) 765-0202

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.

1. **Request:**

Meeting Date: January 8, 2025

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Why the action is necessary:

What the action accomplishes:

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

5. **Background:**

As Fort Myers Beach redevelops following the devastation of Hurricane Ian the aim is to build a sustainable and resilient community both economically and structurally. The Town Council and Town Management both have expressed the need for reliable data to support their decision-making efforts towards this goal. Metro Forecasting Model can help staff to take the Town's goal and provide concrete tools to get there.

Metro Forecasting Models, LLC is a data consulting and population forecasting firm based in Bonita Springs, Florida. They have developed an innovative data tool called the Interactive Growth Model. The Interactive Growth Model is a highly sophisticated planning tool which uses multiple data sources to forecast population, housing, demographics, and demand for essential services by location. The model predicts how specific areas will develop based on actual land use policies. The MFM team applies a systematic approach to forecasting future development, always with an emphasis on objective technical analysis, meaningful civic involvement, and innovative problem-solving.

website: metroforecasting.com

Attachments:

1. Town of Fort Myers Beach - 1-8-2025

Financial Impact:

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

Date: December 23, 2024

Frankie Kropacek, Operations & Compliance Director

Date: December 29, 2024

nancy stuparich, Town Attorney

Date: December 31, 2024

Amy Baker, Town Clerk

Date: December 31, 2024

Andy Hyatt, Town Manager



Town of Fort Myers Beach Growth Management

January 8, 2025

Agenda

- Introductions
- What if?
- Recent and Ongoing Projects
- Baseline 2023 Data
- Growth Potential
- Speaking the Public's Language

Introductions

Metro Forecasting Models (MFM) is a consulting firm that works exclusively with local governments to model land uses for long-range planning.



David Farmer, AICP, PE, MPA is the Project Manager with 30+ years of experience in planning, land development, and data analysis.



David Farmer, AICP, PE
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239-913-6949 ext. 1



Paul Van Buskirk, PhD, FAICP, PE
pvb@metroforecasting.com
239-913-6949 ext. 2

Paul Van Buskirk, PhD, FAICP, PE is the Principal Planner with 40+ years of experience in planning and public policy analysis.

What if ??

- The Town knew how parcels would develop over the next 20 years?
- We had a map of vacant land?
- The Town Council had access to data, mapping, and graphics to communicate its policies?
- We had accurate population estimates for permanent residents, off-season, peak season, and transient residents?



MFM Can Determine

- Pre-lan housing units
- Pre-lan permanent population
- Pre-lan seasonal population
- Pre-lan hotel rooms
- Pre-lan transient population
- Hotels being converted into condos and multi-family housing units
- Condos being converted into hotels
- Beach capacity analysis



Recent Clients

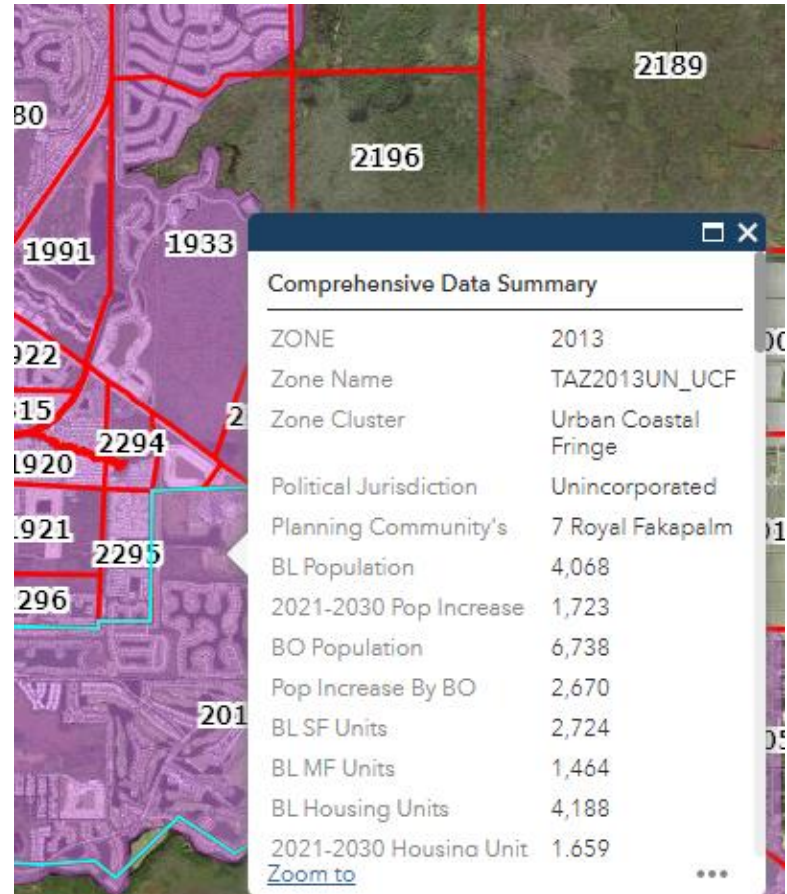


Recent and Ongoing Projects

- Lee County has used MFM data since 2015 for its Long Range Transportation Plans.
- The City of Cape Coral has been using our services since 2007.
- MFM provided data to the Village of Estero for its first Comprehensive Plan.
- We have been working with the City of Fort Myers since 2020.
- We provided data to Lee County Utilities for their Wastewater Master Plan.

What We Do

- Metro Forecasting Models helps local governments manage growth with highly-accurate data.
- Our data helps governments with their planning needs - long-range plans, capital improvement budgets, economic development, substantial competent evidence, and interdepartmental planning.
- The Interactive Growth Model® (IGM) is a planning tool that delivers a reliable, spatial database of residents and their needs by zone.



MFM and Fort Myers Beach

- Employees have owned FMB property.
- Employees have worshipped, played, eaten, and danced at FMB.
- MFM respects FMB's unique culture and history.
- Understands residents' concerns about growth.



Applications for Fort Myers Beach

- Evaluate all existing structures and show future growth on vacant parcels.
- Evaluate every parcel for redevelopment at maximum standards.
- Document existing commercial goods and services.
- What are the collective impacts of future projects?
- What if certain land uses were converted? (e.g., residential to commercial)



Key Questions

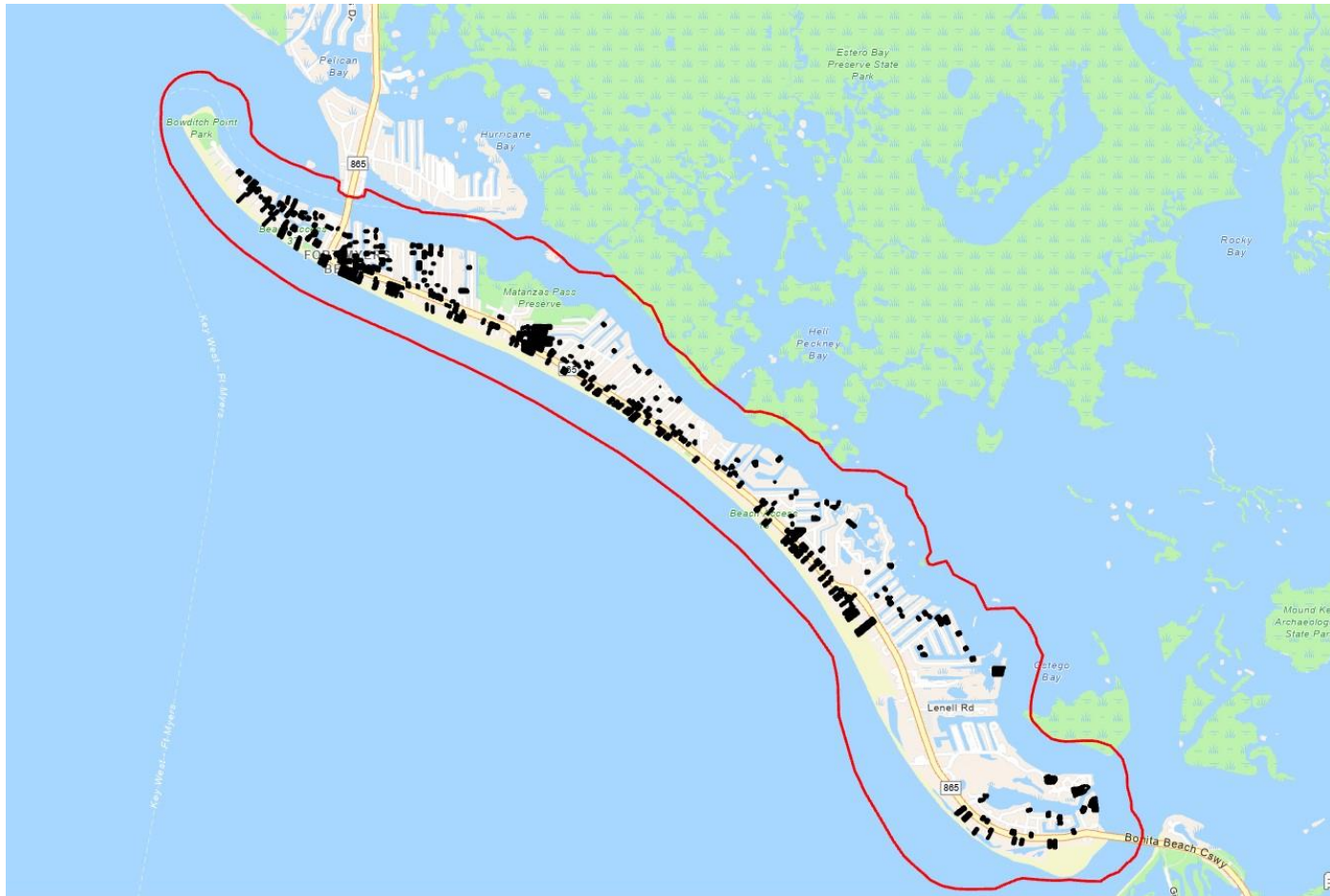
MFM can help answer the following:

- What if another natural disaster wiped out the entire island and everything had to be rebuilt to max code?
- How can we maximize ROI so that we are not “underestimating” or “overestimating” our infrastructure, facilities and assets?
- Will projects of a certain scale require additional government facilities?

Fort Myers Beach Baseline 2023 Data

Single Family Units	2,108
Multi-Family Units	6,497
Total	8,605
Commercial Building Area	1.39 msf (425,912 sf retail, 967,244 sf office)
Occupied Commercial Land	88.65 Ac (39.47 retail, 49.18 office)
Vacant Commercial Land	35.5 Ac
Industrial Building Area	115,839 sf
Occupied Industrial Land	10.9 Ac
Vacant Industrial Land	0 Ac
Hotel Rooms	2,277

Vacant Land

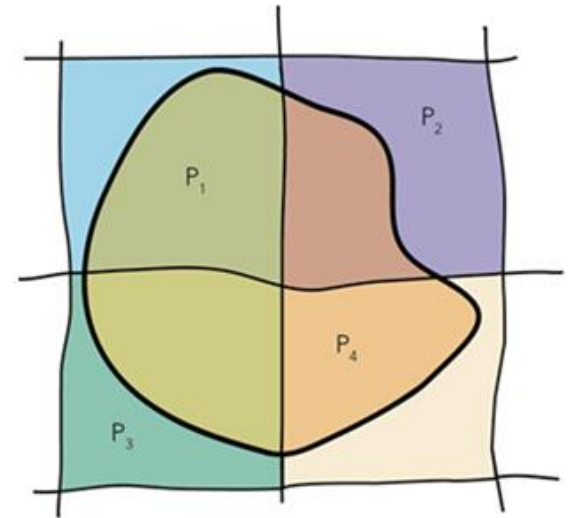


Speaking the Public's Language

We can help you converse with the public by showing:

- New development proposals
- Previously approved proposals
- Projects under consideration
- Completed projects
- Conversion of condos to condo/hotels and conversion of hotels to multi family rentals.

This information can be updated to show recent development trends.



Why Choose MFM?

- We have the knowledge and tools for the most effective land use allocation for proactive planning.
- We recently completed forecasting and socioeconomic data for the Lee County MPO 2050 LRPT.
- Our exclusive methodology has been approved by the Florida DEO as an acceptable alternative to BEBR.
- Don't shortchange your town's future with inaccurate data and analysis.

"I am actually seeing a useable tool that planners have with lots of data...We kind of have the Keys to the Kingdom here...All our departments will be able to use this."

Joseph Tiseo
Charlotte County Commissioner



Quality Data leads to quality decision making.

Quality Decisions lead to optimized return on your Capital Investments.

QUESTIONS?

PLEASE CONTACT US FOR
MORE INFORMATION.

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239-913-6949
metroforecasting.com



AGENDA MANAGEMENT

Subject	Dept		Mtg Date
Substantial Damage Management Plan	Neighb. Services	added 11.15.24	1.21.25
Coastal Engineering Consultants update on beach renourishment	Environmental	added 12.11.24	1.21.25
Charter Review discussion	Clerk	added 5.8.24	3.6.25 M&P
Joint Session - Town Council and LPA (after LDC public meeting data compiled)	Council	added 8.7.24	TBD
Discussion regarding Ordinance 17-15, Medical Marijuana Dispensaries	Council	added 12.11.24	TBD
Discussion: Pier/Pilings on south end of island	Council	added 12.11.24	TBD
Discussion: R2P2	Legislative	added 12.11.24	TBD
Discussion: Public/Private partnerships	Council	added 12.11.24	TBD
2nd Reading Ordinance 24-10; Comprehensive Plan Updates	P&Z	added 3.22.24	TBD
Estero Blvd landscaping discussion	Council	added 8.7.24	TBD
Mobi-Mats to/along the beach discussion	Council	added 8.7.24	TBD
1st Reading Ordinance 24-xx; E-Bicycles	Neighborhood Svc	added 5.8.24	sent to PSC Nov. '24
1st Reading Ordinance 24-xx: Lighting	Environmental	added 4.6.24	To LPA first
1st reading Ordinance 24-xx; Signage	Legal	added 6.17.24	To LPA first